

**This Instrument Prepared By
and Return to :**

PANATTONI LAW FIRM
6055 Primacy Parkway, Suite 150
Memphis, Tennessee 38119
(901) 682-1800

Name and Address of

Property Owner:

William P. Hale
P.O. Box 1408
Southaven, Mississippi 38671

Mail Tax Bills to:

William P. Hale
P.O. Box 1408
Southaven, Mississippi 38671

Property Address:

Lot 3, DeSoto Center Business Park,
Resubdivision of Lot 3

Tax Parcel ID #:

2073-0701.0-00003.00

Fees and Taxes:

Recording
Reg. Fee
Transfer Tax
TOTAL

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into effective the 18th day of October, 2005,
by and between CHURCH ROAD JOINT VENTURE, a Tennessee general partnership
(hereinafter called "Grantor"), and WILLIAM P. HALE (hereinafter called "Grantee"),

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and
valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has
bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the
following described real estate, situated and being in the City of Southaven, DeSoto County,
Mississippi, to-wit:

See **EXHIBIT "A"** attached hereto and made a part hereof.

This being a portion of the same property conveyed to the Grantor by Warranty Deeds of record
in Book 318, Page 510, and Book 346, Page 545, all in the land records of DeSoto County,
Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate with all the appurtenances and
hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and
assigns in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the
aforescribed real estate; that Grantor has a good right to sell and convey the same and that the
same is conveyed subject to: (i) current real property taxes net yet due and payable which
Grantor hereby covenants to pay prior to delinquency; (ii) zoning and other governmental
restrictions, (iii) subdivision restrictions, building set backs, easements and rights-of-way of
record in Plat Book 74, Pages 28 and 29, and Plat Book 80, Pages 27 and 28; (iv) Covenants and
Restrictions for DeSoto Center Business Park of record in Book 383, Page 337; and (v) all

recorded easements and other matters affecting title to said real estate of record in the land records of DeSoto County, Mississippi.

And Grantor does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by and through the Grantor.

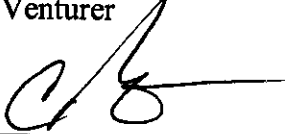
This indenture may be executed in counterpart with each signature evidenced by a notary public.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

CHURCH ROAD JOINT VENTURE,
a Tennessee general partnership

By: Panattoni Investments, LLC,
a California limited liability company,
Managing Venturer

By: 
Carl D. Panattoni, Trustee of the
Panattoni Living Trust, dated
April 8, 1998, Its Managing Member

By: Van Valkenburgh Investments, LLC,
a Delaware limited liability company,
Managing Venturer

By: _____
John E. Van Valkenburgh,
Trustee of the Van Valkenburgh
Revocable Trust, Dated January 14,
1988, Sole Member

By: DM Property Investments, LLC,
a Colorado limited liability company,
Managing Venturer

By: _____
Dudley Mitchell,
Sole Member

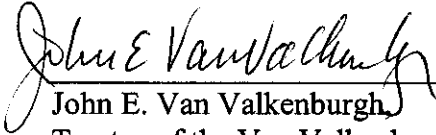
IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

CHURCH ROAD JOINT VENTURE,
a Tennessee general partnership

By: Panattoni Investments, LLC,
a California limited liability company,
Managing Venturer

By: _____
Carl D. Panattoni, Trustee of the
Panattoni Living Trust, dated
April 8, 1998, Its Managing Member

By: Van Valkenburgh Investments, LLC,
a Delaware limited liability company,
Managing Venturer

By:  _____
John E. Van Valkenburgh,
Trustee of the Van Valkenburgh
Revocable Trust, Dated January 14,
1988, Sole Member

By: DM Property Investments, LLC,
a Colorado limited liability company,
Managing Venturer

By: _____
Dudley Mitchell,
Sole Member

By: Dudley Mitchell
Dudley Mitchell,
Sole Member

STATE OF California
 COUNTY OF Sacramento

Personally appeared before me, the undersigned authority, CARL D. PANATTONI, in and for the said county and state, on this 18th day of October, 2005, within my jurisdiction, the within named Grantor, who acknowledged to me that he is trustee of the Panattoni Living Trust, dated April 8, 1998, the managing member of Panattoni Investments, LLC a California limited liability company, a managing venturer of Church Road Joint Venture, a Tennessee general partnership, and that for and on behalf of said limited liability company as managing venturer of said general partnership, and as the act and deed of said limited liability company as managing venturer of said general partnership, and as the act and deed of said general partnership, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company and said general partnership so to do.

Kat K Woodbury
 (NOTARY PUBLIC)



My commission expires:
June 7, 2007

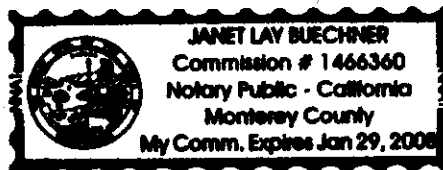
STATE OF California
COUNTY OF Monterey

Personally appeared before me, the undersigned authority, JOHN E. VAN VALKENBURGH, in and for the said county and state, on this 17th day of October, 2005, within my jurisdiction, the within named Grantor, who acknowledged to me that he is trustee of the Van Valkenburgh Revocable Trust, dated January 14, 1988, the sole member of Van Valkenburgh Investments, LLC a Delaware limited liability company, a managing venturer of Church Road Joint Venture, a Tennessee general partnership, and that for and on behalf of said limited liability company as managing venturer of said general partnership, and as the act and deed of said limited liability company as managing venturer of said general partnership, and as the act and deed of said general partnership, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company and said general partnership so to do.

Janet Lay Buechner
(NOTARY PUBLIC)

My commission expires:

Jan 29, 2008



STATE OF ColoradoCOUNTY OF Douglas

Personally appeared before me, the undersigned authority, DUDLEY MITCHELL, in and for the said county and state, on this 18th day of October, 2005, within my jurisdiction, the within named Grantor, who acknowledged to me that he is the sole member of DM Property Investments, LLC a Colorado limited liability company, a managing venturer of Church Road Joint Venture, a Tennessee general partnership, and that for and on behalf of said limited liability company as managing venturer of said general partnership, and as the act and deed of said limited liability company as managing venturer of said general partnership, and as the act and deed of said general partnership, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company and said general partnership so to do.

Robin Miller
(NOTARY PUBLIC)

My commission expires:
July 3, 2009



My Commission Expires 07/03/2009

GRANTOR AND GRANTEE INFORMATION

GRANTOR

Church Road Joint Venture,
a Tennessee general partnership
8401 Jackson Road
Sacramento, California 95826
Telephone: (916) 381-1561
Facsimile: (916) 381-7639

GRANTEE

William P. Hale
P.O. Box 1408
Southaven, Mississippi 38671
Facsimile: (662) 893-6194

Exhibit A

Land consisting of 25.20 acres in Desoto County, Mississippi located in the Southwest Quarter of Section 7, Township 2 South, Range 7 West, being Lot 3 on the Final Plat, Desoto Center Business Park, Resubdivision of Lot 3, of record in Plat Book 80, pages 27 and 28, in the land records of Desoto County, Mississippi.